



BOARD OF ZONING ADJUSTMENTS

Draft Agenda

August 13, 2018

MEETING INFORMATION

Location

City Council Chambers

1st Floor, City Hall
1300 Perdido Street
New Orleans, Louisiana

Time

10:00 a.m.

Board Members

Candice M. Forest – Chair

Todd C. James – Vice Chair

Jaime Ramiro Diaz

Alfonso Gonzalez II

Mary Harper Malone

Nikolaus Richard

The general public cannot speak
with the members personally.

The Board of Zoning Adjustments consists of seven citizen members appointed by the Mayor and approved by the City Council. The City Charter grants the Board the power to permit exceptions to or variations from the City's zoning regulations and to hear decision appeals from the Director of the Department of Safety and Permits in accordance with the principles, conditions, and procedures set forth in Article 14 of the City's Comprehensive Zoning Ordinance. The decision made by the Board will be provided in the form of a resolution. The resolution should be produced by **August 23, 2018**.

General Rules of Order

Robert's Rules of Order govern the conduct of the meeting. Any member of the public may speak on any matter before the Board. If you wish to appear before the Board, please fill out a Speaker Card and place it in the box provided. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

Appeals

Any person or persons, or any officer, department, commission, board, bureau, or any other agency of the City of New Orleans jointly or singularly aggrieved by any decision of the Board of Zoning Adjustments may present to the Civil District Court of the Parish of Orleans, within thirty (30) days after filing of the decision in the office of the Board, a writ of certiorari asking for such relief and under such rules and regulations as are provided for such matters in appropriate legislation of the State of Louisiana.

This is the Draft Agenda

Should you wish to view an application you may do so online at onestopapp.nola.gov. The requested waivers are subject to change prior to the hearing. Should you wish to submit comments on any of the matters included in the agenda, you may do so in the following ways:

E-mail – CPCinfo@nola.gov or the planner listed on the agenda
Mail – 1300 Perdido Street Room 7W03, New Orleans, Louisiana 70112
Fax – 504-658-7032

All written correspondence should include the docket number and be made to the attention of the Staff of the Board of Zoning Adjustments. The deadline for public comment is **no later than 5:00 p.m. on the Monday before the meeting.**

ITEM 3 – Docket Number: 057-18

Applicant or Agent: St. John Baptist Church No. 5, Bruce Davenport
Property Location: 3635 Hamburg Street **Zip:** 70122
Bounding Streets: Hamburg St., St. Denis St., Paris St., Sere St.
Zoning District: S-B1 Suburban Business District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 2481
Proposed Use: Office **Lot Number:** 14
Project Planner: Nicolette Jones (nipjones@nola.gov)

Request: This request is for variances from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit the construction of an office with insufficient minimum lot area, insufficient minimum lot width, and insufficient off-street parking.

Requested Waivers:

Article 14, Section 14.3.A.1 (Table 14-2) – Minimum Lot Area Requirements
 Required: 10,000 sf Provided: 3,067 sf Waiver: 6,933 sf
Article 14, Section 14.3.A.1 (Table 14-2) – Minimum Lot Width Requirements
 Required: 50’ Provided: 30’ Waiver: 20’
Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements
 Required: 7 spaces Provided: 0 spaces Waiver: 7 spaces

C. Variances – New Business

ITEM 4 – Docket Number: 060-18

Applicant or Agent: Orleans Parish School Board, Mathes Brierre Architects
Property Location: 4720 Painters Street **Zip:** 70122
Bounding Streets: Mirabeau Ave., Painters St., Carnot St., Arts St.
Zoning District: S-RS Suburban Single-Family Residential District
Historic District: N/A **Planning District:** 6
Existing Use: Educational Facility, Primary **Square Number:** 38
Proposed Use: Educational Facility, Primary **Lot Number:** 1-48
Project Planner: Timothy Jackson (thjackson@nola.gov)

Request: This request is for variances from the provisions of Article 13, Section 13.3.A.1 (Table 13-2) of the Comprehensive Zoning Ordinance to permit additions to a school resulting in insufficient front yard setback along the Arts and Painters Streets frontages.

Requested Waivers:

Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback (Arts Street)
 Required: 20’ Provided: 0’ Waiver: 20’
Article 13, Section 13.3.A.1 (Table 13-2) – Front Yard Setback (Painters Street)
 Required: 20’ Provided: 0’ Waiver: 20’



ITEM 5 – Docket Number: 061-18

Applicant or Agent: Merlin Enterprises LLC, Joanne Close
Property Location: 1226 S. White Street **Zip:** 70125
Bounding Streets: S. White St., Clio St., S. Broad St., Erato St.
Zoning District: C-3 Heavy Commercial District
Historic District: N/A **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 594
Proposed Use: Bar **Lot Number:** 5
Project Planner: Travis Martin (trlmartin@nola.gov)

Request: This request is for a variance from the provisions of Article 22, Section 22.4.A (Table 22-1) of the Comprehensive Zoning Ordinance to permit a wine bar and wine shop with insufficient off-street parking.

Requested Waiver:

Article 22, Section 22.4.A (Table 22-1) – Off-Street Vehicle and Bicycle Parking Requirements
Required: 4 spaces (1 per 500 sf GFA) Provided: 0 spaces Waiver: 4 spaces



ITEM 6 – Docket Number: 062-18

Applicant or Agent: Charles Ward, 731 St. Charles Ave., LLC
Property Location: 731-735 St. Charles Avenue **Zip:** 70130
Bounding Streets: St. Charles Ave., Girod St., Carondelet St., Julia St.
Zoning District: CBD-5 Urban Core Neighborhood Lower Intensity Mixed-Use District
Historic District: Lafayette Square **Planning District:** 1a
Existing Use: Vacant Building **Square Number:** 218
Proposed Use: Mixed-Use **Lot Number:** 12, 13
Project Planner: Joseph Colón (jacolon@nola.gov)

Request: This request is for a variance from the provisions of Article 17, Section 17.3.B.1 of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use (four commercial units/67 dwelling units) structure in a multi-modal/pedestrian corridor with insufficient minimum ground floor area reserved for approved uses.

Requested Waiver:

Article 17, Section 17.3.B.1 – Required Uses for Ground Floors of Structures with Frontage on Multi-Modal/Pedestrian Corridors
Required: 25% Provided: 10% Waiver: 15%



ITEM 7 – Docket Number: 063-18

Applicant or Agent: Kathy A. Marshall, Mathes Brierre Architects
Property Location: 5612 Orleans Avenue **Zip:** 70124
Bounding Streets: Orleans Ave., Central Park Pl., Gen. Haig., Florida Blvd.
Zoning District: S-LRS1 Suburban Lakeview Single-Family Residential District
Historic District: N/A **Planning District:** 5
Existing Use: Single-Family Residence **Square Number:** C
Proposed Use: Single-Family Residence **Lot Number:** 1-A
Project Planner: Haley Delery (hdelery@nola.gov)

Request: This request is for variances from the provisions of Article 21, Section 21.6.A.7 of the Comprehensive Zoning Ordinance to permit the construction of a detached carport with insufficient corner side and rear yard setbacks.

Requested Waivers:

Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Rear Setback)
 Required: 3’ Provided: 8¾” Waiver: 2’-3¼”
Article 21, Section 21.6.A.7 – Accessory Structures and Uses (Corner Side Setback)
 Required: 3’ Provided: 1’-10” Waiver: 2’-2”



ITEM 8 – Docket Number: 064-18

Applicant or Agent: Michael B. and Kathy Kane
Property Location: 1117 Governor Nicholls Street **Zip:** 70116
Bounding Streets: St. Charles Ave., Girod St., Carondelet St., Julia St.
Zoning District: HMC-2 Historic Marigny/Tremé/Bywater Commercial District
Historic District: Tremé **Planning District:** 4
Existing Use: Vacant Lot **Square Number:** 110
Proposed Use: Multi-Family Residence **Lot Number:** B
Project Planner: Sabine Lebailleur (selebailleur@nola.gov)

Request: This request is for variances from the provisions of Article 10, Section 10.3.A (Table 10-2), Article 22, Section 22.8.C (3), and Article 22, Section 22.8.D of the Comprehensive Zoning Ordinance to permit the construction of multi-family residence (6-unit) with insufficient open space ratio, excessive compact parking spaces, a two-way traffic aisle with insufficient width, and no sight-distance triangle.

Requested Waivers:

Article 10, Section 10.3.A (Table 10-2) – Open Space Ratio
 Required: 30% Provided: 30% Waiver: 3.5%
Article 22, Section 22.8.C (3) – Dimensions of Vehicle Parking Spaces
 Permitted: Maximum of 30% compact spaces Provided: 33% Waiver: 3%
Article 22, Section 22.8.D (3) – Access Requirements for Off-Street Vehicle Parking Areas
 Required: 24’ driveway width Provided: 12’ Waiver: 12’
Article 22, Section 22.8.D (5) – Access Requirements for Off-Street Vehicle Parking Areas
 Required: Sight-distance triangle
 Provided: No sight-distance triangle
 Waiver: No sight-distance triangle

ITEM 11 – Docket Number: 067-18

Applicant or Agent: Newell Architecture & Development LLC, Corey Newell
Property Location: 411 Toledano Street **Zip:** 70115
Bounding Streets: Toledano St., St. Thomas St., Pleasant St., Tchoupitoulas St.
Zoning District: MU-1 Medium Intensity Mixed-Use District
Historic District: Irish Channel **Planning District:** 2
Existing Use: Vacant Lot **Square Number:** 17
Proposed Use: Single-Family Residence **Lot Number:** X
Project Planner: Robin Jones (rcjones@nola.gov)

Request: This request is for variances from the provisions of Article 15, Section 15.3.A.1 (Table 15-2) of the Comprehensive Zoning Ordinance to permit the construction of a single-family residence with insufficient interior side yard and rear yard setbacks.

Requested Waivers:

Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback
 Required: 3'-3 31/32" Provided: 3'-2" Waiver: 1 1/32"
Article 15, Section 15.3.A.1 (Table 15-2) – Interior Side Yard Setback
 Required: 3'-3 31/32" Provided: 3'-2" Waiver: 1 1/32"
Article 15, Section 15.3.A.1 (Table 15-2) – Rear Yard Setback
 Required: 20' Provided: 7'-3" Waiver: 12'-9"



ITEM 12 – Docket Number: 068-18

Applicant or Agent: John C. Williams, 336 Camp LLC
Property Location: 336-338 Camp Street **Zip:** 70130
Bounding Streets: Camp St., Gravier St., Picayune Pl., Natchez St.
Zoning District: CBD-2 Historic Commercial and Mixed-Use District
Historic District: Picayune Place **Planning District:** 1a
Existing Use: Vacant Building **Square Number:** 167
Proposed Use: Multi-Family Residence **Lot Number:** 18-A
Project Planner: Amos Jasper Wright (ajwright@nola.gov)

Request: This request is for a variance from the provisions of Article 17, Section 17.4.B.1 of the Comprehensive Zoning Ordinance to permit the construction of a mixed-use (retail/multi-family) structure with insufficient on-site open space.

Requested Waiver:

Article 17, Section 17.4.B.1 – Required On-Site Open Space (Minimum Dimension)
 Required: 2,160 ft² Provided: 0' Waiver: 2,160 ft²



ITEM 15 – Docket Number: 059-18

Applicant or Agent: 730 Rue Bienville LLC
Property Location: 720-730 Bienville Street **Zip:** 70130
Bounding Streets: Bienville St., Bourbon St., Iberville St., Royal St.
Zoning District: VCC-2 Vieux Carré Commercial District
Historic District: Vieux Carré **Planning District:** 1b
Existing Use: Hotel/Motel **Square Number:** 65
Proposed Use: Hotel/Motel **Lot Number:** X

Request: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that the site has not attained legal, non-conforming status for a retractable canopy over the courtyard and the associated deficiency of open space ratio.



E. Director of Safety and Permits Decisions Appeals – New Business

ITEM 16 – Docket Number: 070-18

Applicant or Agent: Suzanne Wimsatt
Property Location: 2630-32 Peniston Street **Zip:** 70115
Bounding Streets: Peniston St., S. Robertson St., Gen. Taylor St., Magnolia St.
Zoning District: HU-RD1 Historic Urban Two-Family Residential District
Historic District: Uptown **Planning District:** 2
Existing Use: Two-Family Residence **Square Number:** 627
Proposed Use: Two-Family Residence **Lot Number:** 9, 10

Request: This is an appeal of a decision of the Director of the Department of Safety and Permits as per Article 4, Section 4.8 of the Comprehensive Zoning Ordinance regarding the determination that the site has not attained legal, non-conforming status for excessive paving and parking.



F. Consideration - Election of Officers

G. Adjournment